



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**

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Chowan County Planning Board Minutes

July 26, 2004

7:00 p.m.

County Commissioners' Room

Roll call was taken: Roger Spivey, Fred Smith, Jim Leggett, and Lia McDaniel were present.

Staff Present: Cliff Copeland, County Manager, Peter Rascoe, Special Projects Director and Elizabeth Bryant, Planning Director was present.

Chairman Roger Spivey called the meeting to order.

The minutes from the May 2004 meeting were approved as written.

New Business

Information on Proposed Land Use Plan Amendment Designating a "New Urban Waterfront Area."

Ms. Bryant asked Mr. Rascoe to give the Board background information on the recent legislation (see attached) that passed the General Assembly and was signed into law by Governor Easley that gives NC Coastal Counties (that meet certain criteria) to amend their land use plans to allow for a "New Urban Waterfront Area" (NUWA).

Mr. Rascoe explained that this is a pilot bill that would allow a developer who sought such a classification to request a CAMA permit under this classification. "New Urban Waterfront Areas" would be required to have sewage treatment facilities, potable water distribution sources, storm water management systems, and civic structures, open space, and are accessible to the public.

Ms. Bryant further explained the process of amending the Edenton-Chowan Land Use Plan to include a definition for this classification and an amended map showing the proposed area of the County (Sandy Point) that would be classified as a NUWA. She stated that this meeting was held for informational purposes, and that the Board would be asked to vote on the proposed amendment on August 9, 2004, giving their recommendation to the County Commissioners, who would vote on the amendment on August 23, 2004.

Mr. Copeland gave further input on how the legislation was developed. The staff then asked if there were questions from the Board or the public.

Chairman Spivey asked for clarification that the areas where setback requirements would be waived would not be on the Albemarle Sound, and that was confirmed.

Mr. Smith asked if developers would still have to follow the CAMA permitting process if this amendment were passed, that was also confirmed.

Mr. Dossey Pruden asked for clarification on the public access requirement of the bill and the proposed amendment.

Old Business

Discussion of 2004-05 Chowan County Planning Initiatives

Ms. Bryant told the Board that staff had visited three civic groups to speak with them about Subdivision Regulations and the need for review of the current County Zoning Ordinance. The Chowan-Edenton Optimist Club, Chowan Beach Property Owners Association, and Arrowhead Beach Property Owners Association heard the presentation and had the opportunity to ask questions of County staff and to give their input on the various regulations and needs of County citizens.

Being no further business, Chairman Spivey adjourned the meeting on a motion from Mr. Smith and a second from Ms. McDaniel.